

Bonsall

Key Issues

- Further development of commercial lands can increase existing congestion along Highway 76, which is currently operating at a Level of Service (LOS) F
- A large proportion of existing commercial designated lands are either vacant or undeveloped
- The Sponsor Group has recommended designation changes with the goal of removing certain existing uses over time

Sponsor Group Direction

Commercial

- The commercial areas should be focused on visitor recreation to enhance the development of the San Luis Rey River Regional Park

Industrial

- No areas within the community plan area shall be planned for industrial development
- Existing industries of agriculture and horse training provide economic vitality and employment in the community

Additional Staff Analysis/ Recommendations

Staff supports the Sponsor Group's desire to enhance the development of the proposed regional park but cannot recognize parklands until property has been dedicated or purchased for such use.

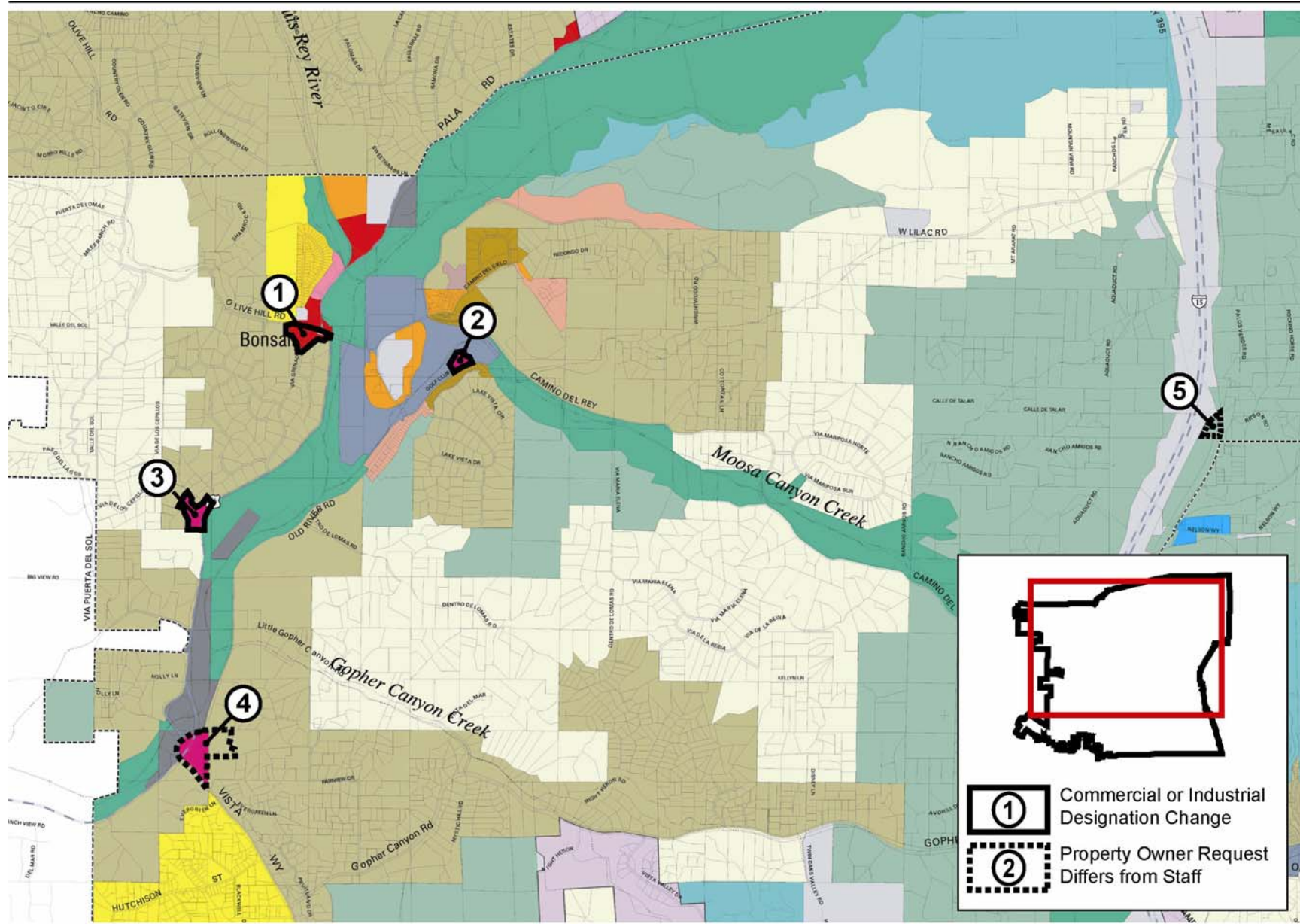
ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	41	111	70	105	64
Industrial	23	0	(23)	0	(23)
Office	9	43	34	45	36

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Bonsall (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-1) General Commercial	(C-2) Office Professional	No recommendation submitted	<p><i>Total Area:</i> 6.48 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> Compatible with surrounding land uses – adjacent to existing commercial uses consistent with the General Commercial designation (e.g. gas station, restaurants, etc.) Compatible with community character – reinforces and compliments the village core area, and encourages the development of a compact commercial center Within vicinity of vacant parcels currently designated Office Professional Recognizes an approved Tentative Map and existing private development plan, which designated these parcels as commercial Located within the village center
2	(C-4) Rural Commercial	Not considered	No recommendation submitted	<p><i>Total Area:</i> 4.58 acres</p> <p><i>Current Use:</i> Golf course clubhouse</p> <p><i>Existing GP:</i> (26) Visitor Serving Commercial</p>	<ul style="list-style-type: none"> Elimination of (26) Visitor Serving Commercial designation necessitated a change

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	Staff	CPG/CSG	Owner		
3	(C-4) Rural Commercial	(C-4) Rural Commercial with H designator	No recommendation submitted	<p><i>Total Area:</i> Approx. 9 acres</p> <p><i>Current Use:</i> Commercial businesses including a car lot, produce stand, pottery retail, antique store, and drive-thru coffee stand</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> Compatible with surrounding land uses – existing small-scale commercial uses in an area characterized by low-density residential development Compatible in use, scale and design with the rural character of the area Recognizes existing uses that are characteristic of the Rural Commercial designation; area also includes a historic building Located along Highway 76, with limited access and parking
4	(C-4) Rural Commercial (SR-2) Semi-Rural Residential	(PK) Parks & Recreation (SR-2) Semi-Rural Residential	(C-1) General Commercial (de Jong)	<p><i>Total Area:</i> 24.62 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial (17) Estate Residential (19) Intensive Agriculture</p>	<ul style="list-style-type: none"> Smaller parcel, proposed for commercial, is adjacent to existing commercial designated land and major roadways Remainder parcel has an environmental constraint (wetland) and lacks access Further expansion of commercial property is inconsistent with community's desires

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(SR-10) Semi-Rural Residential	(SR-10) Semi-Rural Residential	(C-1) General Commercial (Kirchnavy)	<p><i>Total Area:</i> 3.17 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Incompatible with surrounding land uses and community character, which is characterized by low-density residential development and agriculture • Inconsistent with regional policy of maintaining greenbelts between communities • Inconsistent with projected need – a surplus of commercial designated lands has been identified and the community has expressed the desire to not increase the supply • Located outside the village core area and inconsistent with community policy of discouraging spot development outside the Country Town boundary • Would encourage adjacent property to also develop commercially, creating a strip commercial pattern